

±2 ACRE PAD SITE AVAILABLE

MESA, AZ



LOCATION

SEQ of Hampton Ave & Power Rd
Mesa, Arizona 85206



AVAILABLE

±2.00 Acres



TRAFFIC COUNTS

Power Rd: 39,646 VPD ('23) AzDot



PROPERTY HIGHLIGHTS

- Anchored by Target
- Pylon Signage visible from US-60
- Nearby Retailers Include: Winco Foods, Office-Max, PetSmart, Floor & Decor, and Many More

2023 DEMOGRAPHICS

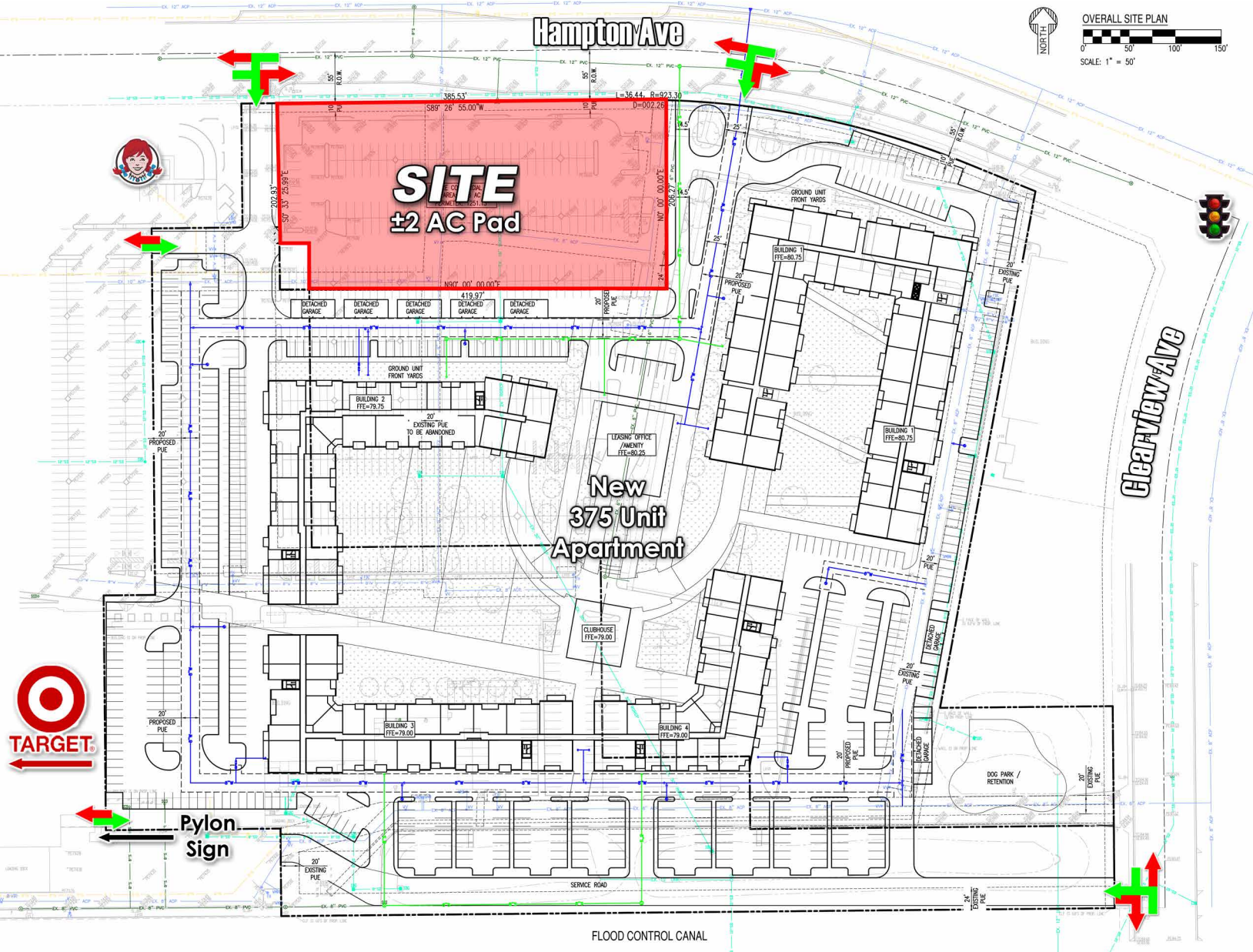
	1-MILE	3-MILE	5-MILE
TOTAL POP.	8,615	111,675	286,969
2028 POP.	8,544	112,414	289,731
HOUSEHOLDS	3,815	46,847	112,365
AVG HH INCOME	\$80,546	\$91,682	\$103,393

TREVOR GASSER
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SITE PLAN



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FOR SALE
±2 AC PAD AVAILABLE
MESA, AZ

MARKET AERIAL



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